

FOR LEASE

**Shop Building, Lot 2
Shadow Anchor Wal-Mart**



Las Estancias

SEC Coors Blvd. & Rio Bravo Blvd.
Albuquerque, New Mexico

Thalia Toha

thalia@gotSPACEUSA.com
505 415 3104

Randall Parish

randall@gotSPACEUSA.com
505 338 4110

Property Features

- 6,200 SF with direct line of site to Walmart
- Walmart has been open 8+ years
- 10,000 Unique shoppers per week
- \$90 Million (plus) annual sales



NAI Maestas & Ward 505 878 0001 www.gotSPACEUSA.com

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



CONCEPTUAL SITE PLAN

Las Estancias Shop Building, Lot 2



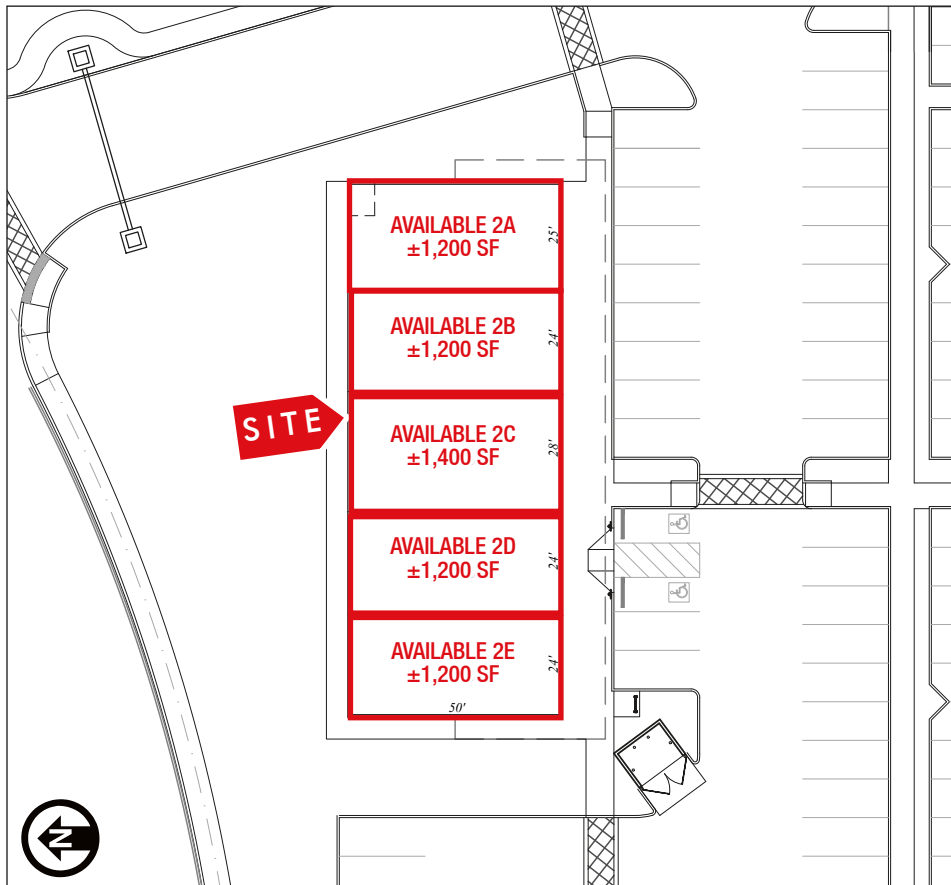
SITE KEY

■ Completed Transactions	■ LOI	■ Lease Negotiations	■ Interest	 Available
---	---	--	--	--

The site plan and architectural renderings are conceptual & subject to change.

AVAILABLE

Las Estancias Shop Building, Lot 2



The site plan is conceptual and subject to change.

Location Advantages

- Coors Blvd. is the highest traveled North/South thoroughfare on the Westside
- Rio Bravo Blvd. is one of the seven river crossings linking the Eastside to Westside
- 10,000+ weekly shoppers at adjacent top performing Walmart Supercenter
- Nearest significant retail cluster is Coors Blvd & 1-40; a 16 minute drive time and 6.8 miles in distance each way
- 80 Acre project with the first phase open and operating
- Underserved trade area in need of retail, medical, schools, institutional, entertainment and community services
- 9 square feet of existing retail space per person in Trade Area; City average is 45 square feet per person
- Regional location that draws from a core population base of 140,079 (2016) in a five mile radius

EXISTING DEVELOPMENT AT
Las Estancias
Join National Retailers



CARMIKE CINEMAS



STARBUCKS



LOVELACE



MCDONALD'S



PLANET FITNESS



DION'S

SURROUNDING RESIDENTIAL Las Estancias Shop Building, Lot 2



Las Estancias

A Premier Development **SERVING** an **UNDERSERVED** Area

NAI Maestas & Ward 505 878 0001 www.gotSPACEUSA.com

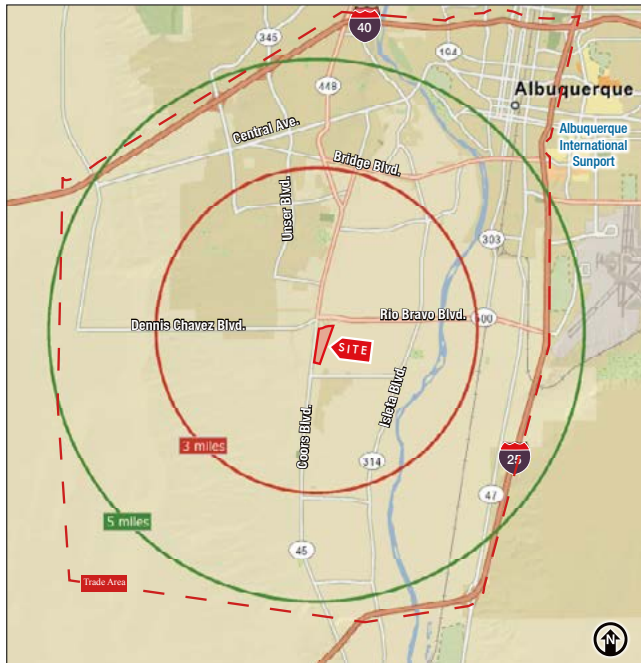
The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



DEMOGRAPHICS

Las Estancias

1, 3 & 5 Mile Radius



	1 Mile	3 Mile	5 Mile			
Summary	2016	2016	2016			
Population	5,962	74,010	140,079			
Households	1,928	22,517	44,769			
Families	1,465	17,430	32,934			
Average Household Size	3.08	3.27	3.11			
Owner Occupied Housing Units	1,436	17,237	31,573			
Renter Occupied Housing Units	492	5,280	13,196			
Median Age	31.0	30.4	31.3			
Trends: 2016 - 2021 Annual Rate	State	State	State			
Population	0.44%	0.44%	0.44%			
Households	0.41%	0.41%	0.41%			
Families	0.25%	0.25%	0.25%			
Owner HHs	0.43%	0.43%	0.43%			
Median Household Income	1.43%	1.43%	1.43%			
	2016	2016	2016			
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	273	14.2%	3,278	14.6%	7,565	16.9%
\$15,000 - \$24,999	385	20.0%	3,159	14.0%	6,412	14.3%
\$25,000 - \$34,999	271	14.1%	2,717	12.1%	5,636	12.6%
\$35,000 - \$49,999	259	13.4%	3,870	17.2%	7,750	17.3%
\$50,000 - \$74,999	360	18.7%	4,574	20.3%	8,298	18.5%
\$75,000 - \$99,999	180	9.3%	2,501	11.1%	4,646	10.4%
\$100,000 - \$149,999	144	7.5%	1,704	7.6%	3,228	7.2%
\$150,000 - \$199,999	37	1.9%	492	2.2%	789	1.8%
\$200,000+	18	0.9%	222	1.0%	447	1.0%
Median Household Income	\$36,493		\$41,850		\$39,191	
Average Household Income	\$49,595		\$52,687		\$50,430	
Per Capita Income	\$15,717		\$16,164		\$16,223	
	2016	2016	2016			
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	490	8.2%	6,641	9.0%	12,187	8.7%
5 - 9	472	7.9%	6,369	8.6%	11,688	8.3%
10 - 14	491	8.2%	6,315	8.5%	11,497	8.2%
15 - 19	483	8.1%	5,696	7.7%	10,288	7.3%
20 - 24	453	7.6%	5,408	7.3%	10,099	7.2%
25 - 34	957	16.1%	12,226	16.5%	22,686	16.2%
35 - 44	736	12.3%	10,054	13.6%	18,719	13.4%
45 - 54	694	11.6%	8,313	11.2%	16,049	11.5%
55 - 64	592	9.9%	6,643	9.0%	13,550	9.7%
65 - 74	383	6.4%	4,141	5.6%	8,484	6.1%
75 - 84	166	2.8%	1,738	2.3%	3,707	2.6%
85+	44	0.7%	463	0.6%	1,124	0.8%